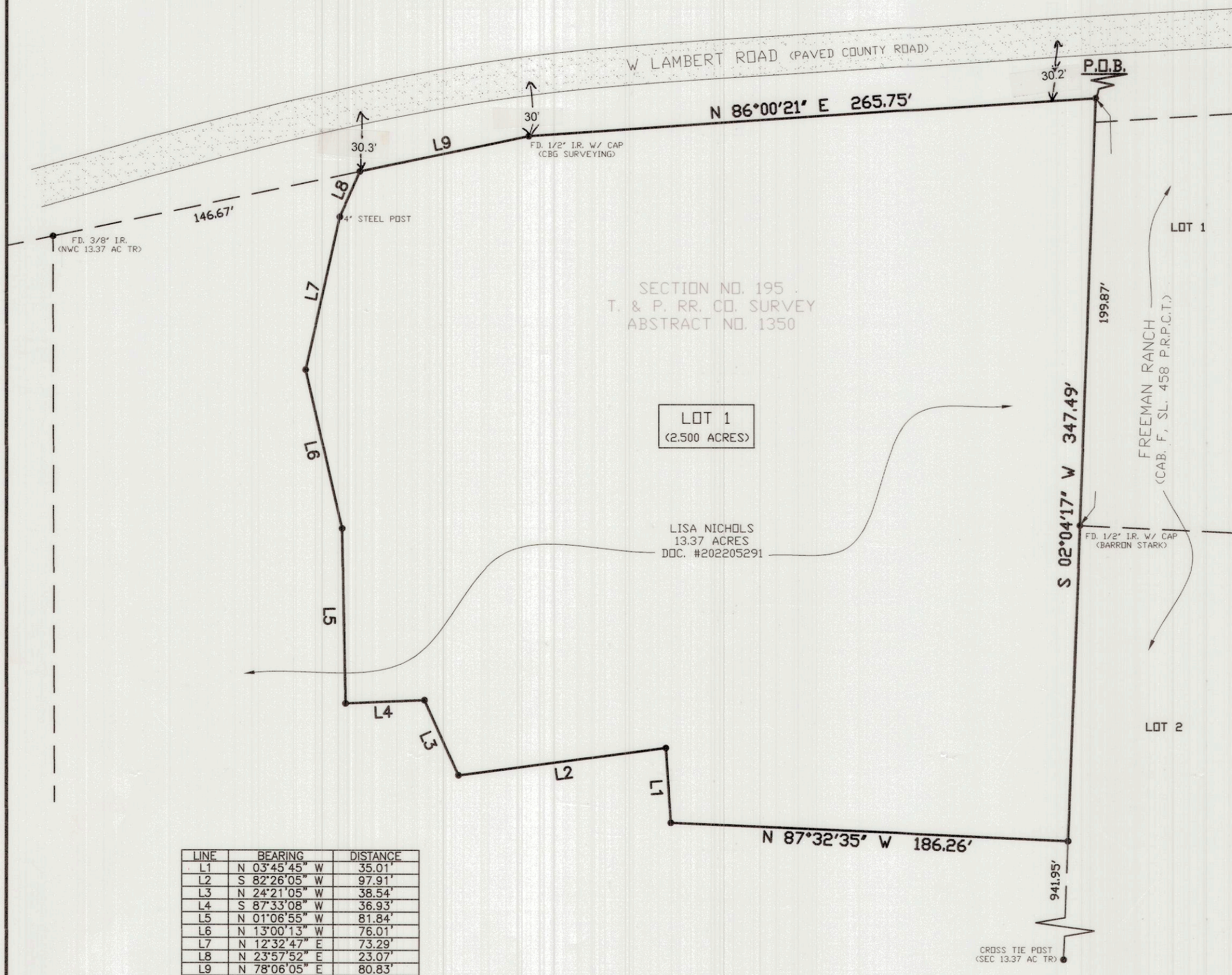




LINE	BEARING	DISTANCE
L1	N 03°45'45" W	35.01'
L2	S 82°26'05" W	97.91'
L3	N 24°21'05" W	38.54'
L4	S 87°33'08" W	36.93'
L5	N 01°08'55" W	81.84'
L6	N 13°00'13" W	76.01'
L7	N 12°32'47" E	73.29'
L8	N 23°57'52" E	23.07'
L9	N 78°06'05" E	80.83'

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS IN A FLOOD ZONE ACCORDING TO
F.I.R.M. MAP NO. 48367C0265F, DATED APRIL 5, 2019

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP
MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

NOTE: REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND
SHALL BE PLACED SO THAT THEY ARE VISIBLE AND
LEGIBLE AT ALL TIMES FROM PUBLIC ROADS

NOTE: CURRENT SPEED LIMIT ON W LAMBERT
ROAD IS 35 MPH

NOTE: A MINIMUM CULVERT SIZE OF 16" DIAMETER WILL
BE REQUIRED FOR ANY NEW DRIVES

NOTE: SELLING A PORTION OF THIS ADDITION BY METES
AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND
STATE LAW AND IS SUBJECT TO FINES OR OTHER
PENALTIES

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN
PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS
PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE,
SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE
SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WAIVER FOR GROUNDWATER STUDY WAS APPROVED
IN COMMISSIONER'S COURT ON APRIL 14, 2025

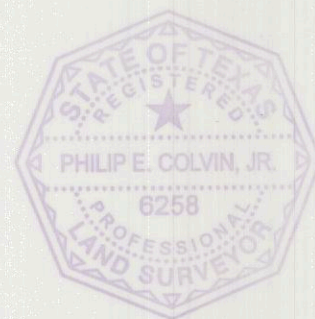
NOTE: WATER IS SUPPLIED BY PRIVATE WATER WELL

NOTE: SEWER SERVICE IS ON-SITE SEWER FACILITIES
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on MARCH 11, 2025.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN25209 22593.crd FN250405



LEGAL DESCRIPTION

Of a 2.500 acres tract of land out of Section No. 195, T. & P. RR. Co. Survey, Abstract No. 1350, Parker County, Texas; being part of a certain 13.37 acres tract described in Document No. 202205291 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the south line of W Lambert Road (paved county road) and at the northeast corner of said 13.37 acres tract for the northeast and beginning corner of this tract.

Thence S. 02 deg. 04 min. 17 sec. W. at 199.87 feet pass a found 1/2" iron rod with cap (BARRON STARK) at the northwest corner of Lot 2 of Freeman Ranch, according to plat recorded in Cabinet F, Slide 458 of the Plat Records, and in all 347.49 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 13.37 acres tract and in the west line of said Lot 2 for the southeast corner of this tract. Whence a cross tie post at the southeast corner of said 13.37 acres tract bears S. 02 deg. 04 min. 17 sec. W. 941.95 feet.

Thence over and across said 13.37 acres tract the following courses and distances:

- N. 87 deg. 32 min. 35 sec. W. 186.26 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most southerly southwest corner of this tract
- N. 03 deg. 45 min. 45 sec. W. 35.01 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract
- S. 82 deg. 26 min. 05 sec. W. 97.91 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract
- N. 24 deg. 21 min. 05 sec. W. 38.54 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract
- S. 87 deg. 33 min. 08 sec. W. 36.93 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most westerly southwest corner of this tract
- N. 01 deg. 06 min. 55 sec. W. 81.84 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract
- N. 13 deg. 00 min. 13 sec. W. 76.01 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract
- N. 12 deg. 32 min. 47 sec. E. 73.29 feet to a 4" steel post for a corner of this tract
- N. 23 deg. 57 min. 52 sec. E. 23.07 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 13.37 acres tract and in the south line of said W Lambert Road for the northwest corner of this tract. Whence a found 3/8" iron rod at the northwest corner of said 13.37 acres tract bears S. 78 deg. 06 min. 05 sec. W. 146.67 feet

Thence N. 78 deg. 06 min. 05 sec. E. 80.83 feet along the south line of said W Lambert Road to a found 1/2" iron rod with cap (CBG SURVEYING) for a corner of this and said 13.37 acres tract.

Thence N. 86 deg. 00 min. 21 sec. E. 265.75 feet to the place of beginning.

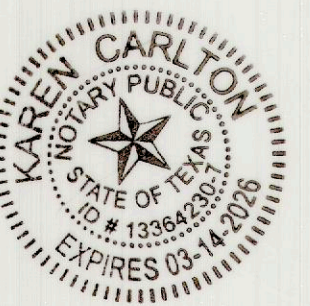
OWNER'S CERTIFICATE

That I, LISA NICHOLS, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as BUCHANAN ACRES. This plat being a subdivision of 2.500 acres out of Section No. 195, T. & P. RR. Co. Survey, Abstract No. 1350, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said tract to be hereafter known by the lot number as indicated hereon.

I do hereby certify that this tract is within the Extraterritorial Jurisdiction of the City of Weatherford and platting has been deferred to Parker County as of April 8, 2025.

EXECUTED THIS THE 27th DAY OF May, 2025

BY: Lisa Nichols
LISA NICHOLS



STATE OF TEXAS
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LISA NICHOLS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 27th day of May, 2025

Karen Carlton
Signature

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS.
ON THIS THE 9th DAY OF June, 2025.

P. J.
COUNTY JUDGE

George A. Carley
COMR. PRECINCT #1

James L. Hall
COMR. PRECINCT #2

Sam H. Hald
COMR. PRECINCT #3

David A. Hald
COMR. PRECINCT #4

10817
MI
F-14

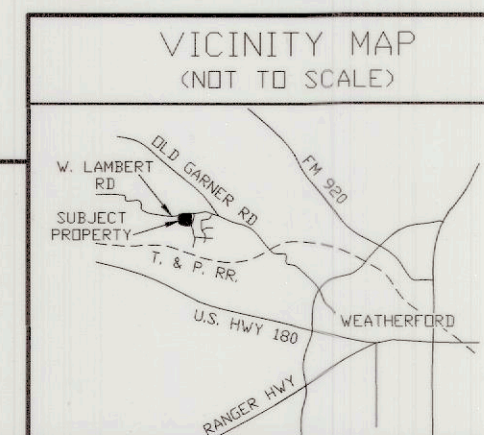
21350.013.002.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202515225
06/09/2025 02:26 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET G, SLIDE 118
DATE _____



OWNER	FINAL PLAT	
LISA NICHOLS 2703 W. LAMBERT ROAD WEATHERFORD, TX 76088 214-914-5001	BUCHANAN ACRES LOT 1	
SURVEYOR	PHILIP E. COLVIN, JR. PRICE SURVEYING FIRM #10034200 213 SOUTH OAK AVENUE MINERAL WELLS, TX 76067 940-325-4841	BEING A SUBDIVISION OF 2.500 ACRES OUT OF SECTION NO. 195, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1350 PARKER COUNTY, TEXAS
		PLAT DATE: MAY 16, 2025